

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE June 16, 2006 EFFECTIVE DATE July 3, 2006	CONTACT/PHONE Elizabeth Kavanaugh 805/788-2010	APPLICANT Frank Kelton/ San Luis Ambulance	FILE NO. DRC 2005-00184
SUBJECT Request by Frank Kelton for a Minor Use Permit to allow a 1,000 square foot space in an existing commercial center to be used as an ambulance response station for San Luis Ambulance. The project will result in the disturbance of approximately zero square feet, because the project is tenant improvements only to an exiting building. The proposed project is within the Commercial Service land use category and is located at the northeast corner of North Main Street and Abby Road, in the community of Templeton. The site is in the Salinas River Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2005-00184 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 15303 Categorical Exemption was issued on May 25, 2006			
LAND USE CATEGORY Commercial Service	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 040-291-040	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None Does the project meet applicable Planning Area Standards: Not applicable			
LAND USE ORDINANCE STANDARDS: Exterior noise level standards Does the project conform to the Land Use Ordinance Standards: yes			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on July 3, 2006, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Vacant commercial building			
SURROUNDING LAND USE CATEGORIES AND USES: North: Commercial Service/ Post Office East: Commercial Service/light industrial and storage facilities South: Commercial Service/ light industrial uses West: Office and Professional / vacant			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Templeton Community Advisory Group, Public Works, Environmental Health, Ag Commissioner, County Parks, Templeton Fire Department, Templeton Community Services District,	
TOPOGRAPHY: Level	VEGETATION Ornamentals
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Templeton Fire Department	ACCEPTANCE DATE: May 1, 2006

DISCUSSION

PROJECT HISTORY

San Luis Ambulance applied for a Conditional Use Permit for an ambulance response station in a Templeton residential neighborhood. This request was denied at a Planning Commission hearing, because of noise generated by this use is not appropriate for a residential neighborhood and a perceived danger of speeding ambulances in a neighborhood with nearby schools. At the Planning Commission hearing the neighbors, staff and the Planning Commission encouraged the applicant to find a location in a commercial area in Templeton. This Minor Use Permit is a result of the applicant listening to the community's recommendation and following through with the selection of a commercial service site in Templeton near the freeway. Staff has determined this is a suitable location for an ambulance response station.

PLANNING AREA STANDARDS: None - the Salinas River Area Plan does not have any standards for this use, in this land use category or any standards specific to this site. . In addition, the Templeton Community Design Plan has no standards for interior tenant improvements. The proposed location is within a newly constructed commercial building permitted by Minor Use Permit D020324P and was conditioned to comply with the Templeton community Design Plans.

LAND USE ORDINANCE STANDARDS:

22.10.120: The exterior noise level of this section for intermittent noise level is 70 dB, when located near noise sensitive uses: residential use, health care facility, hotel/motel, schools, churches, libraries, museums, public assembly, entertainment, offices, and outdoor sports and recreation.

This ambulance facility is located in a commercial service zoning with non-noise sensitive uses near by. The ambulance use can generate noise level above 70dB based on the use of the sirens as they leave the building an emergency. However, San Luis Ambulance has a procedure to keep sirens off until they hit the freeway or away from the ambulance response station. This procedure has been verified by discussions with neighbors of existing San Luis Ambulance facilities in Arroyo Grande, Nipomo and Morro Bay. However, to ensure the noise level of the immediate area of the ambulance response station is not impacted by regular sirens the applicant has agreed to prepared and post a notice for all ambulance drivers to use that directs ambulance drivers not to turn on the sirens until they are on the freeway or 50 feet away from the Ambulance Response Station.

STAFF COMMENTS: Staff supports this use at this location. Based on community input, the citizens of Templeton want an ambulance response station in Templeton and this commercial service area blocks away from a residential neighborhood and close to the freeway is a good location for this use.

COMMUNITY ADVISORY GROUP COMMENTS: Templeton Area Advisory Group approved this project on their May 18, 2006 consent agenda.

AGENCY REVIEW:

Public Works- no comments- fire safety letter dated March 14, 2006

Ag Commissioner – no comments

Templeton Community Services District – no comments

San Luis Obispo County Building Department – needs to comply with state essential services requirements.

LEGAL LOT STATUS:

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Elizabeth Kavanaugh and reviewed by Karen Nall, Senior Planner.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because this project is the conversion of a small structure (less than 2,500 square feet) in an urban area, with all necessary public services and does not involve the use of significant amounts of hazardous substances. .

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the ambulance response station does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the ambulance response station will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Main Street an arterial road constructed to a level able to handle any additional traffic associated with the project.

**EXHIBIT B - CONDITIONS OF APPROVAL
For DRC 2005-00184**

Approved Development

1. This approval authorizes
 - a. A 1,000 square foot space in an existing commercial center to be used as an ambulance response station for San Luis Ambulance. The project is tenant improvements only to an exiting building.
 - b. Maximum height is 35 feet from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan and floor plan.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety letter, prepared by the Templeton Fire Department for this proposed project and dated March 14, 2006.

Conditions to be completed prior to issuance of a construction permit

Fees

5. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

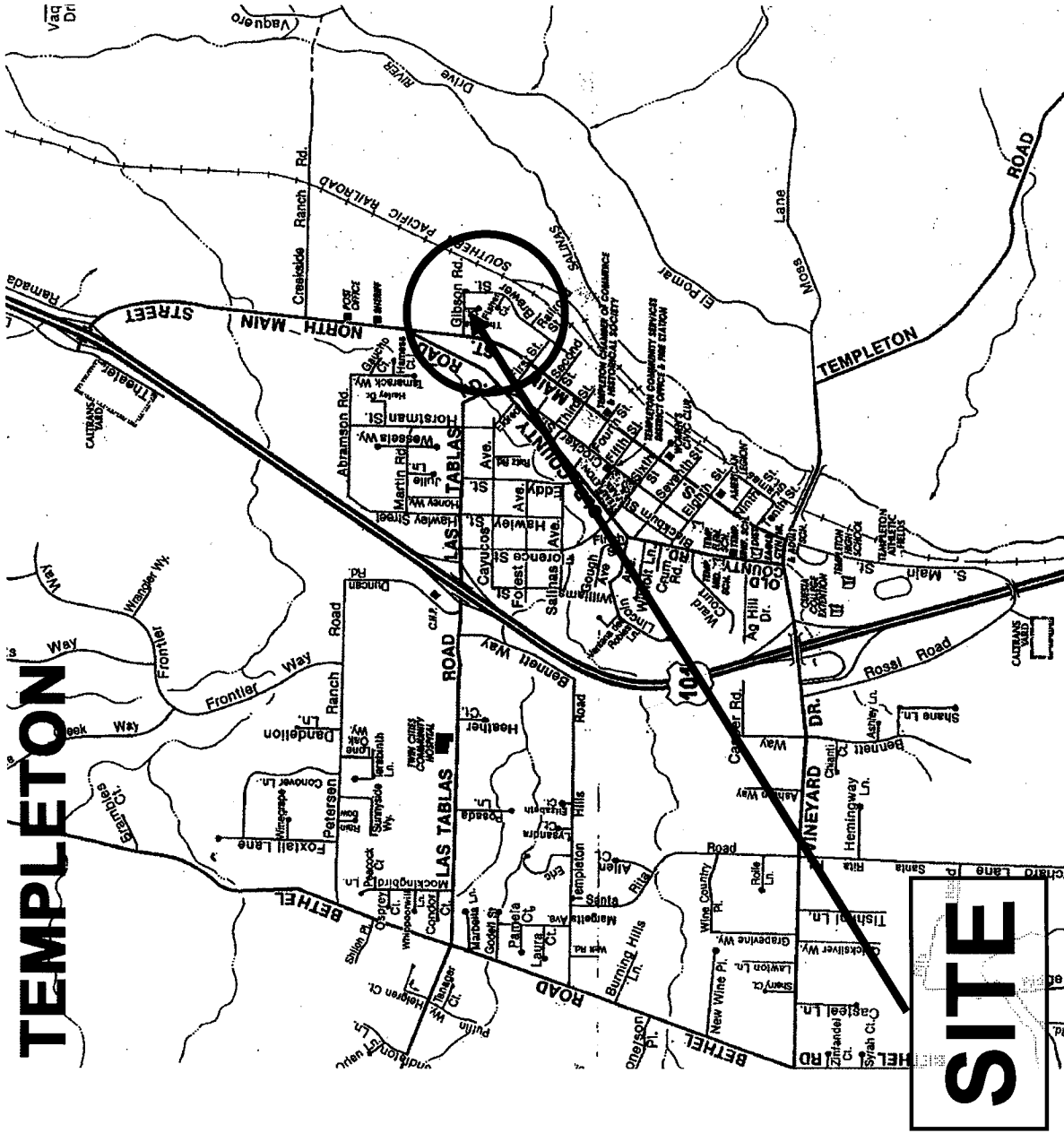
Conditions to be completed prior to occupancy or final building inspection /establishment of the use

6. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Templeton Fire Department of all required fire/life safety measures.
7. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

8. **Prior to occupancy of any structure associated with this approval**, a notice shall be prepared for county review and approval, and posted for all ambulance drivers to use that directs ambulance drivers not to turn on the sirens until they are on the freeway or 50 feet from the Ambulance Response Station.

On-going conditions of approval (valid for the life of the project)

9. A notice shall be posted in a visible location within the ambulance response station for all ambulance drivers to review that directs ambulance drivers not to turn on the sirens until they are on the freeway or 50 feet away from the emergency response station. .
10. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
11. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
12. The applicant shall as a condition of approval of this minor use permit application defend, at his sole expense, any action brought against the County of San Luis Obispo, its present or former officers, agents, or employees, by a third party challenging either its decision to approve this minor use permit or the manner in which the County is interpreting or enforcing the conditions of this minor use permit, or any other action by a third party relating to approval or implementation of this minor use permit. The applicant shall reimburse the County for any court costs and attorney fees that the County may be required by a court to pay as a result of such action, but such participation shall not relieve the applicant of his obligation under this condition.



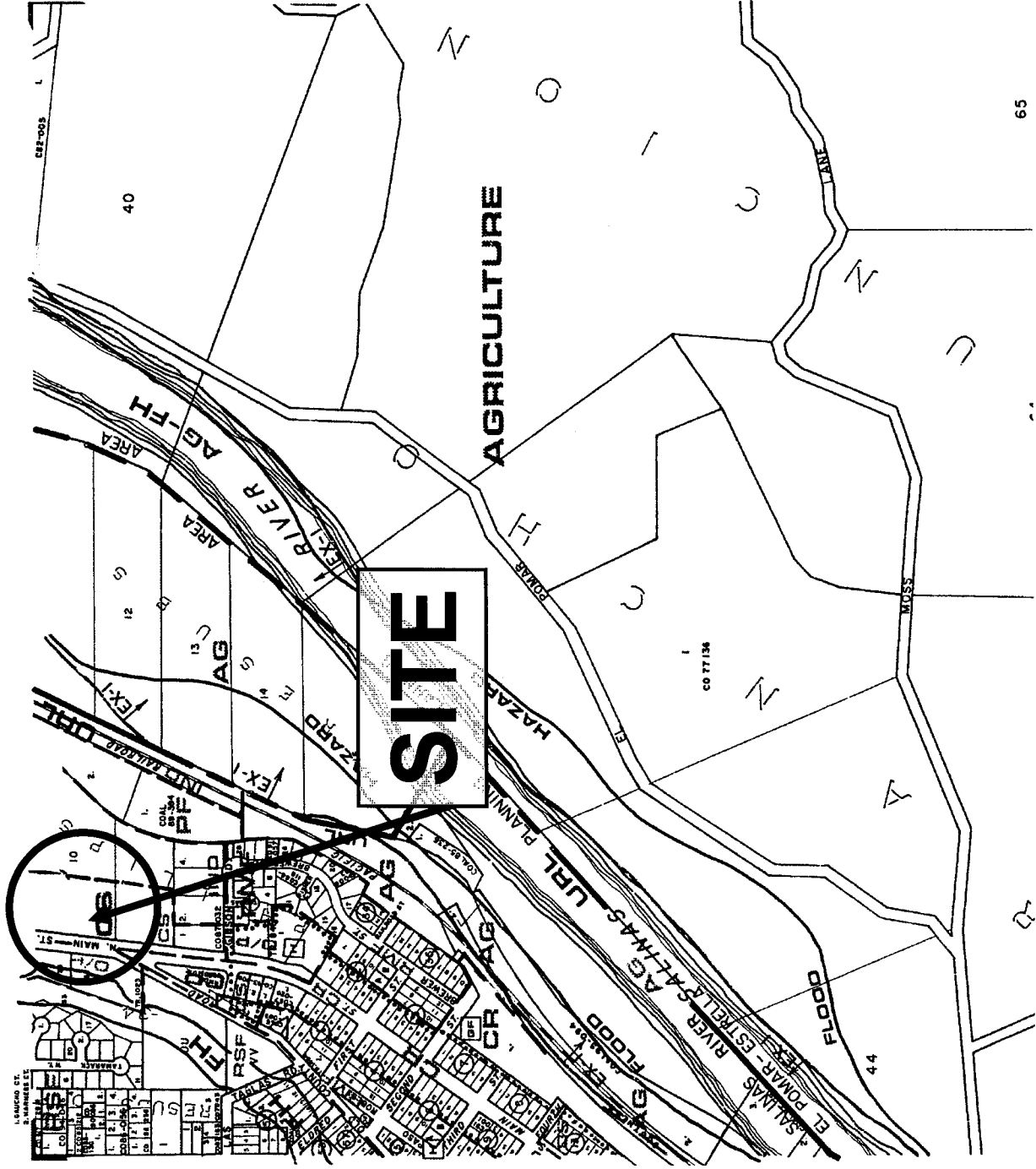
PROJECT

Minor Use Permit
Kelton DRC2005-00184



EXHIBIT

Templeton Vicinity



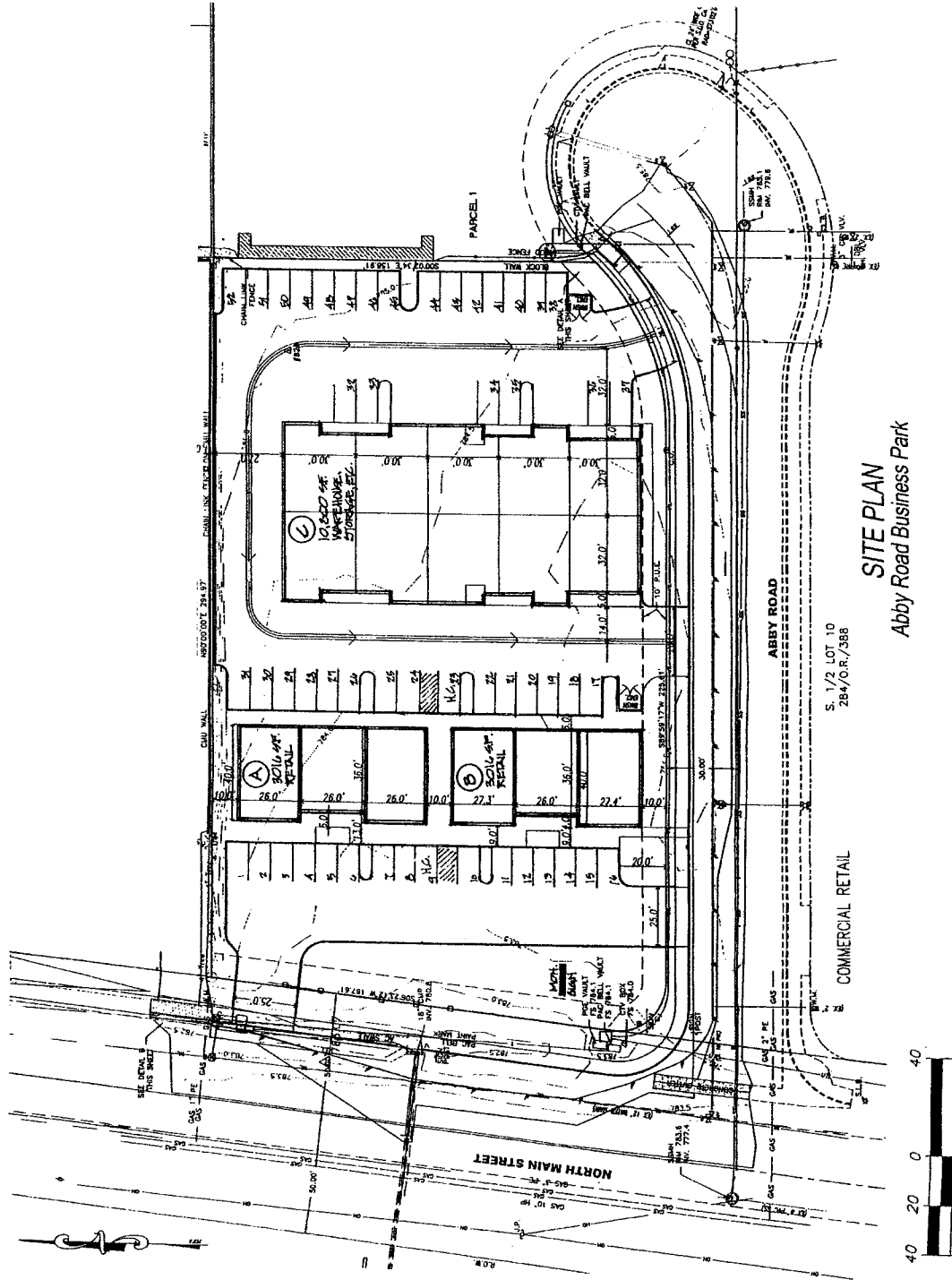
PROJECT

Minor Use Permit
Kelton DRC2005-00184

EXHIBIT

Land Use Category Map





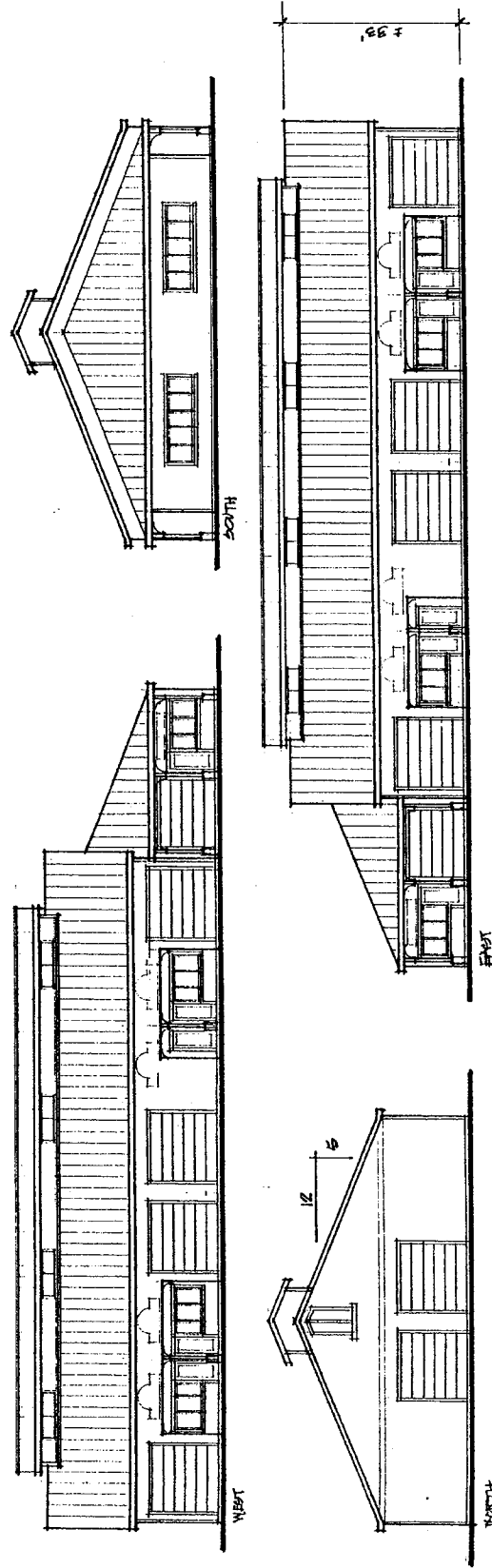
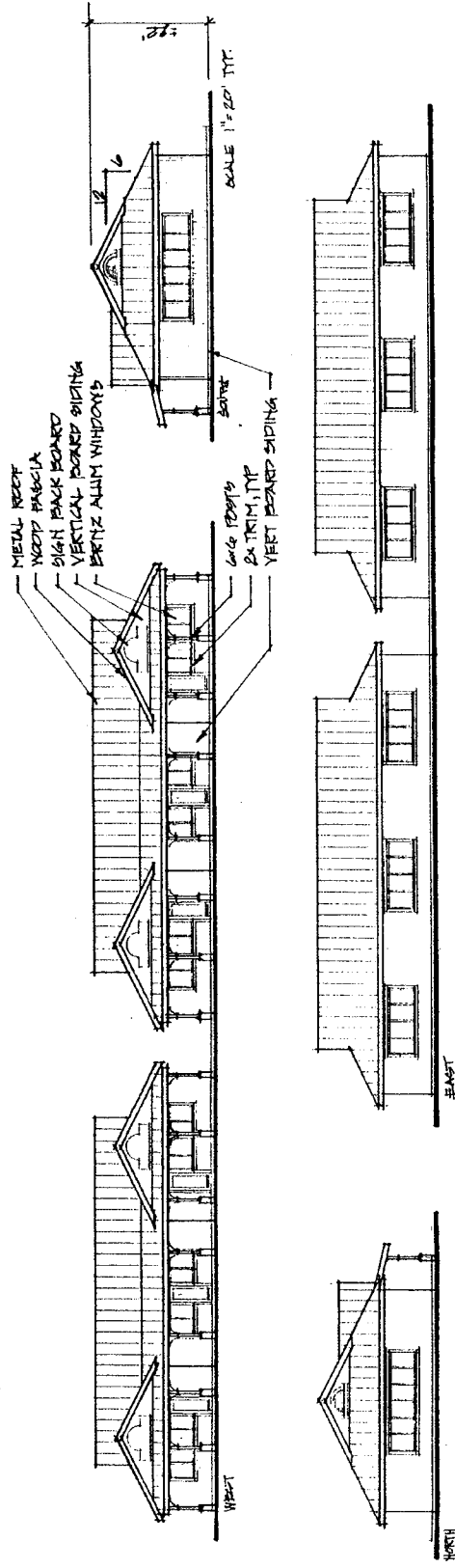
PROJECT

Minor Use Permit
Kelton DRC2005-00184

EXHIBIT

Site Plan





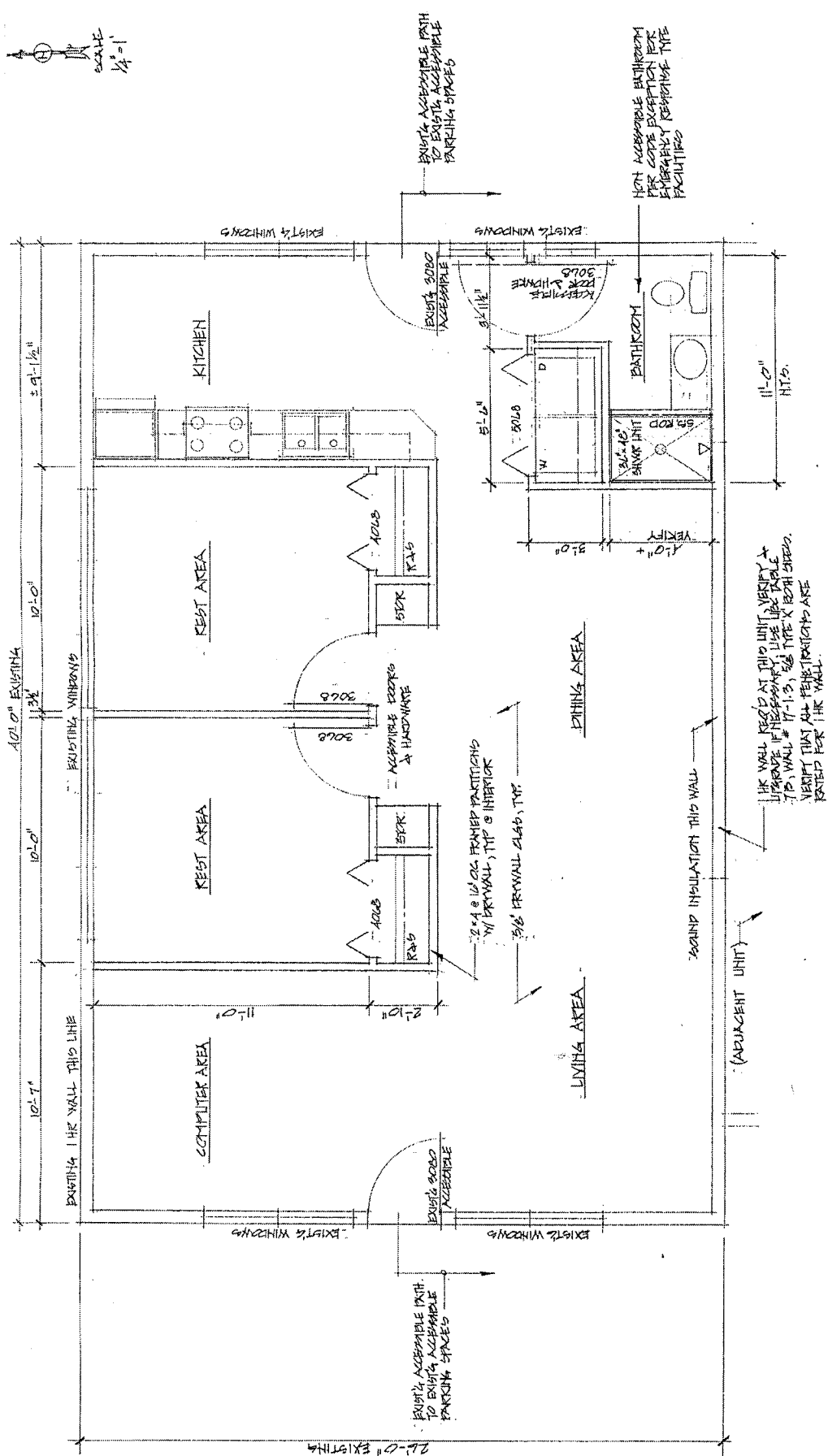
PROJECT

Minor Use Permit
Kelton DRC2005-00184

EXHIBIT

Elevations

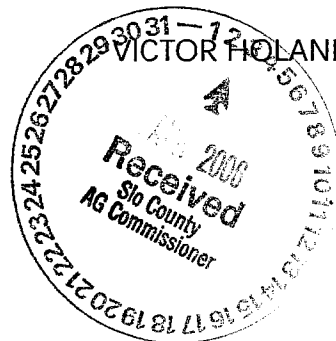






SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



VICTOR HOLANDA, AICP
DIRECTOR

DATE: 3-31-06

TO: Ab

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRe 2005-00184 Applicant: Kelton
MUP -> 1000 sq. ft. ambulance response station.
1.5 acre site off Main St., Templeton.
APN: 040-291-040
Return this letter with your comments attached no later than: 4-15-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)
(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO COMMENT

4/3/06
Date

L. AUCHINCLOSS
Name

785914
Phone



Eck

12

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

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NEEDS TO COMPLY W/ STATE "ESSENTIAL SERVICES"
REQUIREMENTS.

4.12.06
Date

S. Hicks
Name

5709
Phone

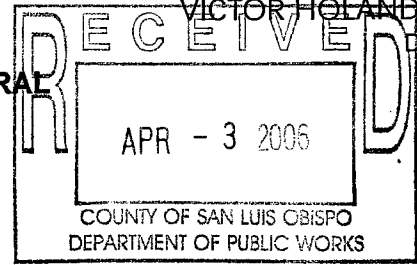
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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

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DATE: 3-31-06

From TO: PW

To FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

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APN: 040-291-040
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PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No comment.

5/1/06
Date

Julie Agren
Name

X 5263
Phone

12

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDINGVICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 3-31-06TO: TCSD - WalsFROM: ☐ - South County Team☒ - North County Team☐ - Coastal TeamPROJECT DESCRIPTION: File Number: DRC 2005-00184 Applicant: Kelton
MUP -> 1000 sq ft ambulance response station.
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APN: 040-291-010
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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL

No Comment

Date

4-10-06

Name

Laurie Ion

Phone

434-4900



206 5th Street, P.O. Box 780
Templeton, CA 93465
805/434-4911
fax 805/434-4820
tfd@templetoncsd.org

Greg O'Sullivan, Fire Chief

3-14-06

North County Planning Team
Department of Planning and Building
San Luis Obispo County
County Government Center
San Luis Obispo, CA 93408

THIS IS NOT A FIRE SAFETY PLAN

The Templeton Fire Department has received the project referral for a minor use permit (DRC 2005-00184) to an existing structure currently under construction to be located on North Main Street and Abby Road in Templeton. The Templeton Department will require the following

1. Tenant improvement plans will be required to be submitted if MUP is permitted.
2. The tenant improvement is required to be equipped with fire safety sprinklers. NFPA 13 and Templeton Fire Department (TFD) standards will govern the design and installation.
3. The building will have a KNOX box installed. Keys will be required to be provided which would allow access to the interior of all offices including other areas that may be locked, (i.e. exterior ladder).
4. Numbers/letters of the suite shall be installed so to be easily seen. Suite numbers/letters shall be posted in minimum 8" high numbers.
5. It is suggested that emergency exit lighting be provided. This can be incorporated on illuminated exit sign(s), so to better direct occupants to exits in an emergency.
6. As it is anticipated this will house an ambulance crew, with sleeping quarters, smoke detectors will be required per CBC with two power sources. These need be local notification only and, while recommended, are not required to be wired into the building's monitored system.

Additional requirements may be imposed if/when tenant improvements plans are submitted and tenant is identified (i.e. exits, exit signage, fire extinguishers, smoke and/or heat detectors, hood extinguishing system). Any additional requirements would be pertinent to the projected occupancy of the building and shall be required of the final inspection when tenant improvements are completed, as well as any subsequent fire department inspections. It is the responsibility of the developer/contractor to relay this information to any and all tenants.

If you have any further questions, please do not hesitate to contact me at my office.

Respectfully,

Greg O'Sullivan
Fire Chief